166.0	0001	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	791,400 /	791,400
USE VALUE:	791,400 /	791,400
ASSESSED:	791,400 /	791,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BIRD HOUSTON E
Owner 2:	
Owner 3:	
Street 1:	8 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BIRD HOUSTON E & BETTY D -
Owner 2:	-
Street 1:	8 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Asbestos Exterior and 1831 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	339,900		451,500	791,400
Total Card	0.172	339,900		451,500	791,400
Total Parcel	0.172	339,900		451,500	791,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.22 | /Parcel: 432.22

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	109849
GIS Ref	
GIS Ref	
Insp Date	07/21/18

!12851!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	339,900	0	7,500.	451,500	791,400		Year end	12/23/2021
2021	101	FV	329,300	0	7,500.	451,500	780,800		Year End Roll	12/10/2020
2020	101	FV	329,400	0	7,500.	451,500	780,900	780,900	Year End Roll	12/18/2019
2019	101	FV	260,900	0	7,500.	451,500	712,400	712,400	Year End Roll	1/3/2019
2018	101	FV	260,600	0	7,500.	399,900	660,500	660,500	Year End Roll	12/20/2017
2017	101	FV	260,600	0	7,500.	335,400	596,000	596,000	Year End Roll	1/3/2017
2016	101	FV	260,600	0	7,500.	335,400	596,000	596,000	Year End	1/4/2016
2015	101	FV	245,500	0	7,500.	290,300	535,800	535,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:40:42

LAST REV

Date	Time
12/01/20	12:28:34
jorourke	

PAT ACCT. 12851

USER DEFINED

Prior Id # 1:	109849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	818-179		5/6/1972		27,000	No	No		Document number 497735 bk 431 pg 581.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/6/2008	Meas/Inspect	355	PATRIOT
11/9/2000	Hearing N/C		
1/21/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
12/7/1999	Measured	243	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	8									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	2 - Slate
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22345710
Const Adj.:	0.98818606
Adj $ / SQ:	163.215
Other Features:	66500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	492572
Depreciation:	152697
Depreciated Total:	339875

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs: 7	BRs: 3	Baths: 1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

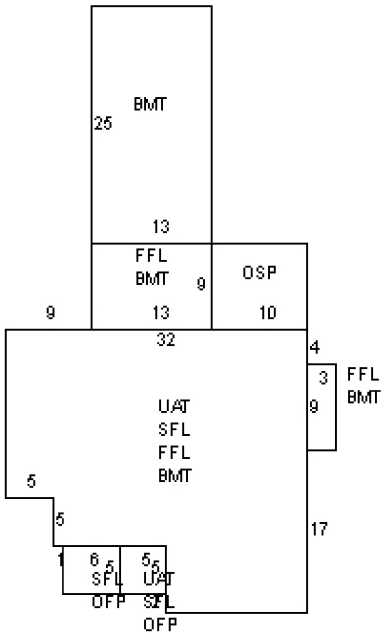
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.54
Special Features:	0	Val/Su Net:	97.93
Final Total:	339900	Val/Su SzAd	185.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,285	48.960	62,920
FFL	First Floor	960	163.220	156,687
SFL	Second Floor	871	163.220	142,161
UAT	Upper Attic	210	65.290	13,726
OSP	Screen Porch	90	37.860	3,408
OFP	Open Porch	55	43.480	2,391

Net Sketched Area:	3,471			Total:	381,293
Size Ad	1831	Gross Area	4102	FinArea	1831

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 166.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	